BEN ROSE



Dunkirk Lane, Leyland

£180,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end-terraced character home, offering an abundance of natural light, attractive period features and versatile accommodation arranged over three floors. Ideally suited to couples and small families, this delightful property combines traditional character with practical modern conveniences, including a spacious kitchen diner, a beautifully presented front lounge and a converted loft room providing valuable additional space. Situated in the popular town of Leyland, the home is well placed for a range of local amenities, including shops, supermarkets, cafés, restaurants and leisure facilities, with nearby Worden Park offering attractive green spaces for walking and outdoor activities. Leyland town centre provides convenient access to everyday essentials, while the surrounding areas of Penwortham, Chorley and Preston offer further shopping, dining and recreational opportunities. For commuters, Leyland railway station provides connections towards Preston, Manchester and beyond, while the nearby M6 and M65 motorways offer excellent road links across Lancashire and the wider North West. Regular bus services also operate throughout the area, making this an appealing location for those seeking a characterful home with convenient access to local amenities and transport connections.

Upon entering the property, you are welcomed directly into the spacious front lounge, where the staircase rises to the upper floors from the left-hand side. This inviting reception room is filled with natural light from the attractive bow-fronted window, while solid oak flooring adds warmth and character underfoot. The inglenook fireplace forms a striking focal point, featuring an oak lintel and slate-clad recess, ready for a new fire to be installed. An integrated oak bookcase to the right of the chimney breast provides a charming and practical addition, complementing the room's traditional character. A door in the rear-left corner leads through to the generously proportioned kitchen diner, offering an excellent space for both everyday family life and entertaining guests. The modern fitted kitchen benefits from a range of integrated appliances, with ample room for a dining table and chairs. Continuing the home's attractive finish, solid oak flooring runs throughout, while a rear-facing window allows further natural light to brighten the space. An external door provides access to the passageway at the rear of the property, offering a convenient route to the outdoor areas.

Ascending to the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom. The master bedroom is particularly appealing, featuring dual-aspect windows comprising a large front-facing window and a smaller side-facing window, allowing natural light to enter from different directions. Original oak floorboards further enhance the room's character, creating a lovely foundation for a variety of interior styles. The second bedroom is also generously sized and benefits from dual-aspect windows overlooking the rear and side of the property. The flooring has been fitted with underlay and is ready for a new carpet, allowing the incoming owner to personalise the room to suit their preferences. Completing this floor is the fully tiled three-piece family bathroom, which includes an overhead shower. Continuing upwards, the staircase leads to the converted loft, where an additional versatile room offers exciting possibilities as a home office, hobby room, dressing room or occasional guest space, subject to individual requirements. Twin Velux windows bring natural light into the room, while integrated eaves storage along both sides provides useful space for keeping belongings neatly tucked away. This additional floor enhances the flexibility of the accommodation, making the property particularly appealing to buyers seeking extra space without compromising on character.

Externally, the property is approached via a tarmacked and gravelled side road leading off the main road, providing access to the home. To the front, a small gated garden is enclosed by attractive iron railings and mature hedging, creating a pleasant sense of privacy while retaining the property's traditional appeal. Flagged flooring provides a practical outdoor surface, with ample room for a table and chairs, making it an ideal spot to enjoy a morning coffee or relax during warmer months. To the rear, a passageway leads through a shared access area, to a small metal storage shed which is available for the property's private use. Combining charming period features, generous reception space, two well-proportioned bedrooms and a versatile converted loft, this distinctive end-terraced home offers a wonderful opportunity for couples and small families looking for a characterful property in a convenient Leyland location.











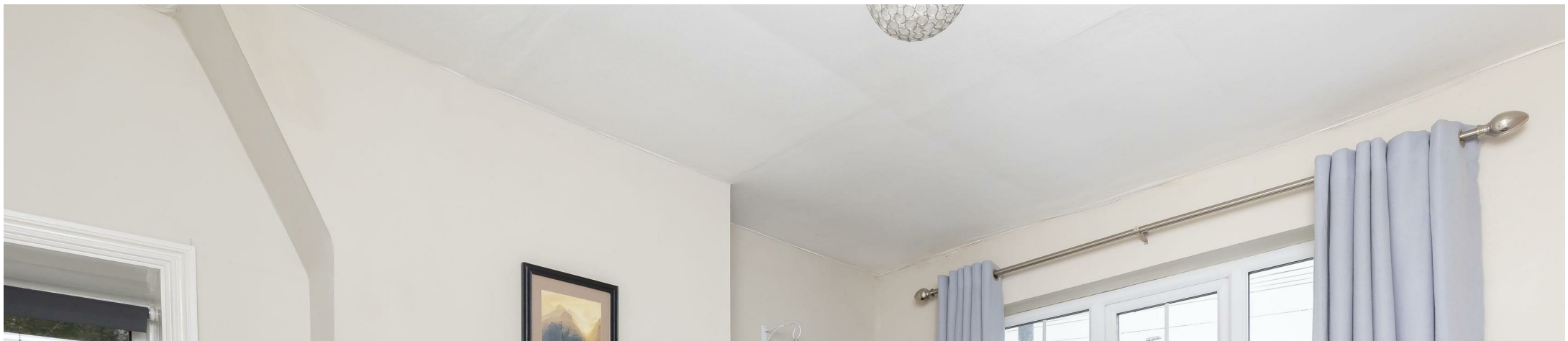




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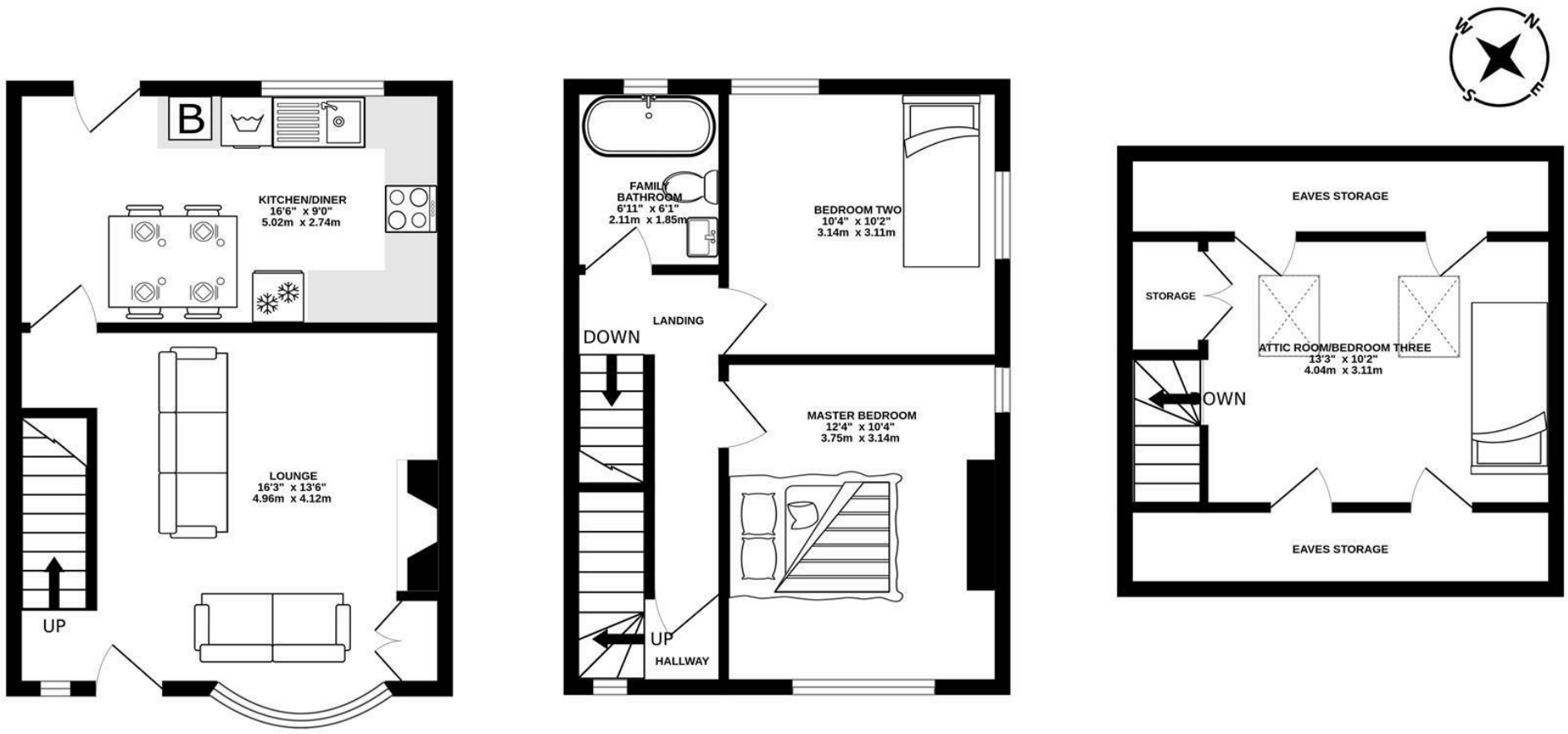
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GROUND FLOOR
363 sq.ft. (33.8 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.

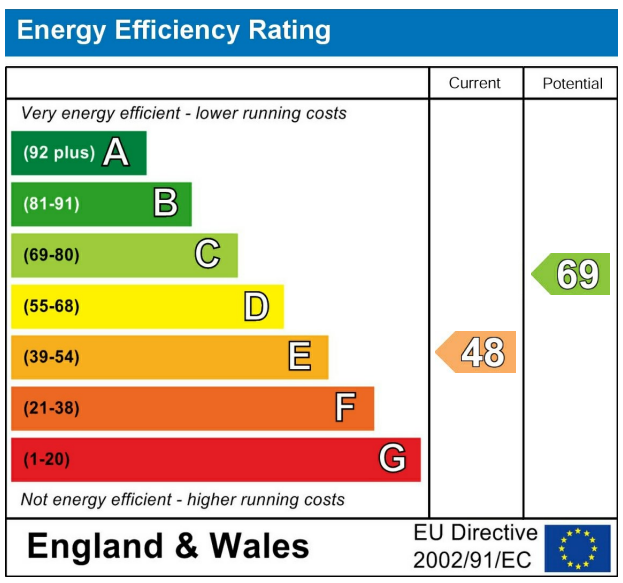
2ND FLOOR
266 sq.ft. (24.7 sq.m.) approx.

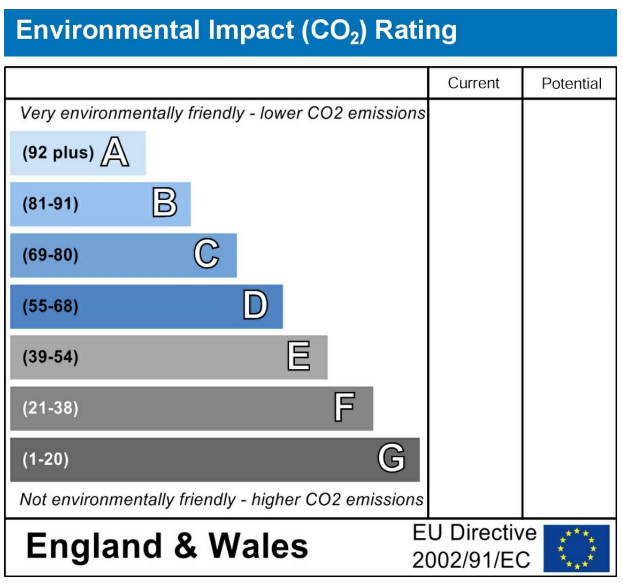


TOTAL FLOOR AREA : 990 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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